

From: Craig Meyer [handymancam@hotmail.com]
Sent: Monday, September 24, 2012 5:33 PM
To: Council Members
Subject: Keeneland Park PUD

Honorable Council Members -

My wife and I are residents of Westfield and reside in Sonoma (previously known as Maple Village). This development is located along 169th street between Springmill Road and Ditch Road.

We would like to voice our opposition to the Keeneland Park PUD proposed for the southwest corner of Springmill Road and 169th street.

First we are concerned about the load the development would place on the school systems. As we are sure you are aware, there are currently 2 elementary schools located close to this development, Shamrock Springs on 161st and Maple Glen on 171st, both between Springmill Road and Ditch Road. Unless this is a situation different than normal, these schools were probably built to meet demand rather than something that may develop in the future. This being said, we would expect that both of these schools do not have much excess capacity.

Our second reason for opposition is that the current road infrastructure has frequent periods where it cannot support the traffic. St Maria Goretti Catholic Church and school is located on the northwest corner of Springmill Road and 169th Street. Anyone who has tried to travel east on 169th Street through this corner knows there are times to avoid that corner or expect long delays in turning onto or crossing Springmill Road. These times are whenever church service is gathering or dismissing (including Saturday evenings) and when the school opens in the morning and dismisses in the afternoon (students all arrive by carpool, not bus). This is in addition to the normal heavy traffic that uses Springmill on weekday evenings as part of the rush hour commute.

We also oppose a new development in this area as the current developments are not yet full. We feel this would cause a glut of available home sites. We have lived in our home for 5 years. Our development is to have a neighborhood pool and play area, of which we have been paying dues to support. The developer, Platinum Properties, is also the developer of Maple Knoll. They will not build the amenities in Sonoma until the total home count of both developments reaches a certain level. They allow us to use the amenities in Maple Knoll, which if you are familiar with the area, is not the same as being able to walk to our own amenities. Sonoma still has multiple sections that are approved but have yet to have the infrastructure built. Allowing additional new developments will delay the completion of existing neighborhoods, leaving unfinished streets and empty lots.

We urge to not allow any further development in this area and deny the Keeneland Park PUD.

Sincerely,

Craig Meyer
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